

PHA Plans
Streamlined Annual
Version

**U.S. Department of Housing and
Urban Development**
**Office of Public and Indian
Housing**

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2008
PHA Name:

Longmont Housing Authority
1228 Main Street
Longmont, CO 80501

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Longmont Housing Authority **PHA Number:** CO070

PHA Fiscal Year Beginning: 01/2008

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**
Number of S8 units: 509 Number of public housing units: 6

:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Michael Reis, Executive Director
TDD: (303) 651-8748

Phone: (303) 651-8581 ext 25
Email :michael@longmontha.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA
☐ PHA development management offices
☒ Main administrative office of the local, county or State government
☒ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices
☒ Other (list below) Public Library ☒ Main administrative office of the local, county or State government

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

	<input type="checkbox"/>	1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions		
Page 5	<input checked="" type="checkbox"/>	2. Capital Improvement Needs
		903.7(g) Statement of Capital Improvements Needed
	<input type="checkbox"/>	3. Section 8(y) Homeownership
		903.7(k)(1)(i) Statement of Homeownership Programs
Page 7	<input checked="" type="checkbox"/>	4. Project-Based Voucher Programs
Page 8	<input checked="" type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
Page 9	<input checked="" type="checkbox"/>	6. List of Supporting Documents Available for Review
		1. PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan
		2. Approved or submitted applications for demolition and/or disposition of public housing
Page 11	<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
Page 15	<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan
Page 18	<input checked="" type="checkbox"/>	9. Demolition and Disposition
Page 20	<input checked="" type="checkbox"/>	10. Executive Summary:
Page 23	<input checked="" type="checkbox"/>	11. Other documents: HUD forms 50076, 50071, 50070, SAC Approval Letter

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE
(attached beginning page 23)

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations; Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **No**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

- If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☒ Yes ☐ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- ☐ low utilization rate for vouchers due to lack of suitable rental units
- ☐ access to neighborhoods outside of high poverty areas
- ☒ other (describe below:) LHA is working with several non-profits to address homelessness in Longmont by implementing a "Housing First" Model. By utilizing project-based vouchers for these 10 studio units, LHA would be able to use the subsidy to provide housing for this high-risk population.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

The address of the 10 units is 1228 Main Street, Longmont, CO 80501. These units are attached to the administrative office of the Longmont Housing Authority. The units are located on the Main Street of Longmont, with easy access to transportation, shopping, medical care, and schools. The units are located in Tract 0135.03 with 18.34% of the families in this tract below the poverty line. This is not a high poverty area.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Longmont

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☒ Other: (list below)
LHA received approval for disposition of its six Low Rent Public Housing Units in July, 2007 and plans to have all units disposed of through open market sale in 2008.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. See (3) PHA Statement of Consistency with the Consolidated Plan (a) Activities Listed.
2. Coordination and collaboration in:
 - PHA Plan development
 - Rental Survey to determine housing needs and additional program outlook
 - City of Longmont has and will support borrowing by LHA on behalf of 501(c)3 non-profit under the Tax Equity and Fiscal Responsibility Act.
 - Supporting Individual Development Account (IDA) to promote self-sufficiency.
 - Tenant Base Rental Assistance – Received additional 15 coupons (for a total of 25) from State Division of Housing Home allocation.
 - Member of :
 - ✓ LHOT Housing First – comprised of faith based non-profit public and human services agencies
 - ✓ City of Longmont Multi-Cultural Plan – LHA representation on the Housing & Health Task Force subcommittee developing City of Longmont Housing First Model 10 Year Homeless Housing Plan

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan (HUD50076)</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service &

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs x Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). x Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) HUD 50070 Certification Drug Free Workplace HUD Form 50071 Certification of Payments to Influence Fed. Transactions	Annual Plan

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CO06P07050106 Replacement Housing Factor Grant No:	Federal FY of Grant: Y2008		
PHA Name: Longmont Housing Authority 1228 Main Street Longmont, CO 80501					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,939			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	11,939			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: Longmont Housing Authority 1228 Main Street Longmont, CO 80501		Grant Type and Number Capital Fund Program Grant No: CO06P07050106 Replacement Housing Factor Grant No:			Federal FY of Grant: Y2008				
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report									
Line No.	Summary by Development Account	Total Estimated Cost		Revised	Total Actual Cost				
		Original			Obligated	Expended			
26	Costs Amount of line 21 Related to Energy Conservation Measures								
1406	Admin & operating	11,939							

7. Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Longmont Housing Authority		Grant Type and Number Capital Fund Program Grant No: CO06P0700106 Replacement Housing Factor Grant No:			Federal FY of Grant: Y2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work		
					Funds Obligated	Funds Expended			

**7. Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

form HUD-50075-SA (04/30/2003)

[illegible]

8. Capital Fund Program Five-Year Action Plan

8. Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 12/31/	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 12/31	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 12/31	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 12/31
		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
	Annual Statement				
HA wide		11,939	11,939	11,939	11,939
CFP Funds Listed for 5-year planning		11,939	11,939	11,939	11,939
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

8. Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 12/31		Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 12/31			
	Development Name/Number <i>HA Wide</i>	Major Work Categories <i>Operations</i>	Estimated Cost	Development Name/Number <i>HA Wide</i>	Major Work Categories <i>Operations</i>	Estimated Cost
Sec			11,939			11,939
Annual						
Statement						
Total CFP Estimated Cost			\$ 11,939			\$ 11,939

8. Capital Fund Program Five-Year Action Plan

8. Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 12/31		Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 12/31	
Development Name/Number <i>HA Wide</i>	Major Work Categories <i>Operations</i>	Estimated Cost 11,939	Development Name/Number <i>HA Wide</i>
			Major Work Categories <i>Operations</i>
Total CFP Estimated Cost		\$ 11,939	
			\$ 11,939

8. Capital Fund Program Five-Year Action Plan

9. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Longmont Housing Authority
1b. Development (project) number: CO06P0700106
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: <u>07/02/2007</u>
5. Number of units affected: <u>6 (six)</u>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <u>08/30/2006</u> b. Projected end date of activity: <u>10/01/2008</u>

8. Capital Fund Program Five-Year Action Plan

Executive Summary for Fiscal Year 2007

Michael Reis, Executive Director

Longmont Housing Authority (LHA) has four main objectives in its commitment to the citizens and families of the City of Longmont:

- Protect and enhance the housing units and programs operated by Longmont Housing Authority and Longmont Housing Development Corporation (LHDC). The LHDC is a 501c3 is a non-profit created by LHA and the Longmont City Council in 1993.
- Development organization infrastructure to manage a growing inventory, enhance service delivery, and to respond to the complexities of the mission.
- Create affordable housing opportunities.
- Develop, enhance, and strengthen external relationships with other groups, agencies, and the community.

To this end, LHA has accomplished the following projects and successes in the year 2007:

Renovation of 1228 Main Street and Relocation of Offices- Conversion of half of the complex to LHA offices and converting 10 remaining units to studio apartments. These apartments will be master leased to community non-profits. Reorganized office setting for professional and customer friendly atmosphere, with ramp entrance and security system.

Complete Renovations at Village Place- This building was coming to the end of its Low Income Housing Tax Credit period. LHA used its tax-exempt borrowing authority to attract interim financing from First Main Street Bank and Mile High Housing fund. LHA re-syndicated the property using tax credits and bonding authority in combination with pending grant funds from the City of Longmont, the Federal Home Loan Bank and the State Division of Housing. This allowed LHA to keep Village Place Apts. an affordable housing choice for our elderly citizens. With this purchase LHA became the largest provider of affordable housing in Longmont.

Application and Approval to SAC for Disposition of Six Low Rent Public Housing Units- LHA applied for Disposition of its six scattered-sties, Low Rent Public Housing Units in March 2007, and received approval in July, 2007, to dispose of these units by sale at Fair Market Value. LHA is in the process of relocating the families. LHA Board approved the disposition, as did SAC, based on some of the following factors:

- The LRPH units are expensive to maintain, as the average age of the units is 37 years, ranging in date of construction from 1967 to 1973. LHA believes it is in the best interest of both the residents and the fiscal health of the PHA to acquire and/or build more efficient and newer housing.

- Disposition of these properties would result in the ability to house more families, through the acquisition of existing property and/or through building and maintaining newer, high quality multi-family housing. LHA could provide ongoing site management and maintenance support in a more responsive manner.
- With the sales proceeds from the disposition, LHA will be able to leverage other federal, state and local monies, such as Low Income Housing Tax Credits and local CDBG and Home Funds, to assist a greater number of its city residents.

LHA hopes to have all of the families relocated by the end of 2007 and to have all the properties sold by October, 2008.

July 2006, gained approval from city of Longmont to operate rental rehabilitation, beginning in late 2007, which will be City funded at \$100,000.

Hired Family Resource Coordinator- provides resource information and referrals for HCV and TBRA families in order to help them access services in the community.

Received Additional Funding for HCV Program- LHA has consistently had a high utilization rate in its HCV program for a number of years. HUD awarded LHA additional funding to in order to serve more families in the community. LHA is in the process of purging and updating its wait list, in order to utilize these funds.

SEMAP High Performer: LHA Housing Choice Voucher Program received a score of 104% on its HUD SEMAP certification. Staff provides, bi-annually, map locations of housing choice voucher holders in all affordable housing units and continually maps and monitors the results to ensure de-concentration. Such monitoring and strategies resulted in LHA receiving bonus points for de-concentration of families in high poverty areas.

LHA meets with other nonprofit agencies: Discussions include gaps and overlapping missions alliances have been formed that are mutually beneficial to the agencies and to the citizens of Longmont Community. These non-profits include: Thistle, Habitat and Total Long-Term Care.

LHA continues to provide the following:

- *To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.
- *To encourage self-sufficiency of participant families and assist in the expansion of family opportunities, which address educational, socio-economic, recreational and other human services needs.
- *To provide positive public awareness and expand the level of family, owner, and community support in accomplishing LHA's mission.

*To attain and maintain a high level of standards and professionalism in our day-to-day management of all program components.

*To administer an efficient, high-performing agency through continuous improvement of LHA's support systems and commitment to our employees and their development.

*To provide decent, safe, and sanitary housing for very low income families while maintaining their rent payments at an affordable level.

*To ensure that all units meet Uniform Physical Conditions Standards/Housing Quality Standards and families pay fair and reasonable rents.

*To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.

*To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families.

*To promote a market-driven housing program that will help qualified low-income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
X	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Streamlined PHA Plan PHA Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Longmont Housing Authority Board Resolution #2007-09

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Streamlined Annual PHA Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 2008, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
- For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements of State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Eligibility, Selection, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
 - ☐ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ 1. Resident Advisory Board consultation process
 - ☐ 2. Membership of Resident Advisory Board
 - ☐ 3. Resident membership on PHA governing board


22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:
- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Longmont Housing Authority
PHA Name

CO070
PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2008

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
ARTHUR LYNN SHIRK	LHA BOARD OF COMMISSIONERS CHAIRMAN
Signature	Date
	10/9/2007

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Longmont Housing Authority

Program/Activity Receiving Federal Grant Funding

Section 8 Housing Choice Voucher, Moderate Rehabilitation-Single Room Occupancy,

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

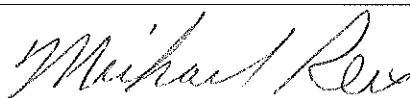
Name of Authorized Official

Michael Reis

Title

Executive Director

Signature



Date (mm/dd/yyyy)

08/15/07

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Longmont Housing Authority

Program/Activity Receiving Federal Grant Funding

Section 8 Housing Choice Voucher and Single Room Occupancy (SRO) Moderate Rehabilitation

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael Reis

Title

Executive Director

Signature

X

Date

08/15/07



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 886-9754 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

JUL - 2 2007

Ms. Judith Morgan
Executive Director
Longmont Housing Authority
900 Coffman Street
Longmont, CO 80501

Dear Ms. Morgan:

The Department has reviewed the Longmont Housing Authority's (LHA) application for the disposition of six dwelling units on 1.03 acres of underlying land at Longmont, CO0007003. The Special Applications Center (SAC) received this application on March 7, 2007 via the Public and Indian Housing Information Center (PIC), Application DDA0002228. Supplemental information was received through June 19, 2007.

I am pleased to approve your request to dispose of six dwelling units on 1.03 acres of underlying land at Longmont, CO0007003, at the Fair Market Value (FMV) of \$990,000 or higher, via a public bid, as described in the application. If no bids are received for FMV or higher, please consult with the HUD Denver Regional Office. This approval does not imply approval of a request for additional funding, which LHA must make separately under the program that makes available funding for this purpose.

Notwithstanding this approval, the PHA shall not proceed to enter into any disposition agreement until all residents have been relocated.

The LHA will realize net proceeds from this disposition. The proceeds must be used for the provision of low-income housing that benefits public housing families and/or families receiving assistance through the Housing Choice Voucher Program. This housing may be acquired/ rehabilitated or constructed.

Approval of your application is based on the Department's understanding of your submission, as outlined in the enclosed memorandum from me to the HUD Denver Regional.

The HUD Denver Regional Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the disposition.

24 CFR, Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the LHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Please be aware that the disposition of these units will affect your operating subsidy eligibility in a significant way. Please contact your HUD financial analyst in the local Regional Office for additional information on how to apply these criteria to your particular case.

Please make sure that your annual formula characteristics report is updated properly to reflect these changes. Vacant units approved for Section 18 action may not be reoccupied.

The HUD Denver Regional Office of Public Housing will prepare an amendment to the Annual Contributions Contract to reflect the decrease in units under the Act resulting from this disposition.

If you are interested in applying for housing choice vouchers for relocation or replacement housing in connection with the units approved for disposition, you must submit an application to the HUD Denver Regional Office of Public Housing for review and approval in accordance with the procedures in HUD's latest Notice outlining the application procedures in effect at the time. The issuance of such a Notice will be contingent upon the availability of housing choice vouchers funding.

Please note that receipt of housing choice vouchers in support of a Section 18 action has an effect on possible phase down subsidy, per 24 CFR, Part 990.114. Please consult staff of the HUD Denver Regional Office for details.

In accordance with 24 CFR, Part 970.35 of the regulation, your agency is required to inform the HUD Denver Regional Office of the status of the project (i.e., delays, actual disposition or other problems). When the disposition has been achieved, please submit a report to the HUD Denver Regional Office confirming the action and certifying compliance with all applicable requirements. Files must be maintained which are sufficient for audit purposes and must be made available upon request.

Once this transaction is entered into PIC and a DDA# has been assigned, the PHA must enter the "actual" dates of disposition directly into the Inventory Removals submodule in PIC, for Regional/Field Office approval so that the status of the units in PIC is changed to removed from inventory. For land, the disposition dates and number of acres should also be recorded by the PHA in the Inventory Removals submodule, after this feature is made operational in PIC in an upcoming release. This applies to the disposition of vacant land as well as to land with public housing units.

Terminating ACC Relationship

This action will remove all ACC units from the HAs inventory, and will terminate that relationship with the Department. In addition to the usual monitoring performed by the field office in support of a Section 18 action, the field staff must also deal with the following issues, and the files adequately documented to demonstrate HA compliance.

Operating Budget

After the transfer of title occurs, the HA may spend no more of its operating funds, other than those gotten as asset repositioning fees. The HA must be instructed to have their accounts audited the next time an audit is performed to verify this, and any remaining funds shall be returned to the department.

Capital Fund

After the transfer of title occurs, no more Capital funds may be expended, other than those needed to close out contract obligations incurred previous to this action. The HA must be instructed to have their accounts audited the next time an audit is performed to verify this, and any remaining funds shall be returned to the department. Replacement Housing Factor Funds will be recaptured as they are issued.

Non-expendable Equipment

This must be disposed of in accordance with the guidelines in 24 CFR 85.32(e). The HA must be instructed to gather a master list of non-expendable equipment and have the disposition audited the next time an audit is performed to verify this. Any remaining funds shall be returned to the department.

As you start the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, the HUD Denver Regional Office stands ready to assist you.

Sincerely,



Ainars Rodins, P.E.
Director

Enclosure



OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 886-9754 Fax: (312) 886-6413

JUL - 2 2007

MEMORANDUM FOR: Carol A. Roman, Director, Denver Regional,
Office of Public Housing, 8APH

FROM: Ainars Rodins, P.E., Director, Special Applications Center (SAC), PIA

SUBJECT: Approval for the Longmont Housing Authority's (LHA) Request for the Disposition
of Six Buildings Containing Six Dwelling Units on 1.03 Acres of Underlying
Land at Longmont, CO007003

The SAC received this application on March 7, 2007, via the Public and Indian Housing Information Center (PIC), DDA0002228. Supplemental information was received through June 19, 2007. The Environmental Assessment was completed by the City of Longmont on January 29, 2006, in accordance with 24 CFR, Part 58, and was signed off by the HUD Denver Regional Office on May 30, 2007. The HUD Denver Regional Office provided a certification stating that the subject submission accurately describes the project proposed for disposition, and the reasons provided by the LHA to support the proposed action are correct and factual.

Under 24 CFR, Part 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide "A certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR part 903 (except in the case of small or high-performing PHAs eligible for streamlined annual plan treatment), and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with section 18 of the Act (42 U.S.C. 1437p) and this part." On November 28, 2006, the HUD Denver Regional Office approved the LHA's agency plan, which includes the subject action.

Description of Development

The LHA proposed the disposition of six dwelling buildings containing six dwelling units on 1.03 acres of underlying land at Longmont, CO007003. There has been no previous disposition activity at this development. Details of the proposed disposition are as follows:

Longmont, CO007003 DOFA: April 30, 1993			
Bedroom Size	3-BR	4+BR	Total
Existing Units	2	4	6
Proposed Units	2	4	6
Existing Land			1.03 Acres
Proposed Land			1.03 Acres

Reason for Action (Justification)

The LHA proposed the disposition based on 24 CFR, Part 970.17, which requires the PHA to certify that the retention of the property is not in the best interests of the residents or the PHA because the PHA has otherwise determined the disposition to be appropriate for reasons that are consistent with the goals of the PHA and the PHA Plan and that are otherwise consistent with the Act.

The LHA proposes to dispose of six dwelling buildings, containing six dwelling units on 1.03 acres of underlying land at Longmont, CO007003, in order to more effectively and efficiently serve its residents and the community. The LHA indicates that disposing of the proposed units would enable the LHA to purchase newer units through acquisition of existing and/or the development of new property. The newer units would allow the LHA the ability to better maintain and house more families. We concur with the LHA's determination that the retention of the property is not in the best interests of the residents or the PHA because the PHA has otherwise determined the disposition to be appropriate for reasons that are consistent with the goals of the PHA and the PHA Plan and that are otherwise consistent with the Act.

Appraisal

The LHA submitted an appraisal with the application. Mr. Richard F. Dean and Gary C. Hillam, independent appraisers, determined the Fair Market Value (FMV) of \$990,000 as of December 13, 2006.

Method of Sale

The LHA proposed the disposition via a public bid at FMV or higher.

Use of Proceeds

According to the Office of the Chief Financial Officer, there is no outstanding debt for Longmont, CO007003. The LHA will realize net proceeds from this disposition. In the application, the LHA proposes to use the proceeds of sale to acquire, construct and or rehabilitate other properties for the benefit of public housing families and/or families receiving assistance under the Housing Choice Voucher Program. We determined that use of proceeds meets the requirements of the statute.

Relocation

When the application was developed and transmitted to the Department, all of the units proposed for disposition were occupied. Therefore, the application included a Relocation Plan. The LHA also has submitted certification regarding relocation as required by 24 CFR, Part 970.21(e)(f). The LHA estimated the relocation cost for the remaining residents to be \$36,000, which includes moving expenses and counseling/advisory services. The funds for relocation are allocated under the Capital Fund Program (CFP) budget for FY 2005. The housing resources offered will be other public housing units and/or Housing Choice vouchers.

Resident Consultation

1. Project Specific Resident Organization: None
2. PHA-wide Resident Organization: None
3. Resident Advisory Board (RAB) in accordance with 24 CFR, Part 903.13: None

24 CFR, Part 970.9 requires that an application for disposition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity. Although, the LHA does not have any resident organizations in place, resident consultation was achieved through letters, phone calls and meetings to the residents. On August 14, 2006 and September 25, 2006, letters were sent to the residents of the proposed units informing them of meetings to discuss the proposed disposition. Follow up telephone calls were made to remind residents of the meetings. Meetings were held on August 30, 2006 and October 12, 2006 informing the residents of the proposed disposition. On February 15, 2007, a letter was sent to the residents regarding the status of the disposition application. The LHA provided the notification letters, telephone contact sheet, meeting agendas and minutes in its application package. The LHA indicates no written comments were received.

Offer for Sale to the Resident Organization

24 CFR, Part 970.9(b)(1) of the regulations requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR, Part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. Since the LHA is not aware of any resident entity that has expressed an interest in purchasing the property, we determined that the LHA has complied with the requirements of 24 CFR, Part 970.9(b)(1). We concur with the LHA's determination that it has complied with the requirements of 24 CFR, Part 970.9.

Board Resolution

As required by the 24 CFR, Part 970.7(13), the LHA's Board of Commissioners approved the submission of the application for disposition of the proposed property on February 20, 2007, via Resolution Number 2007-03. The last resident consultation was on February 15, 2007. The consultation with the local government took place on December 12, 2006.

Mayor/Local Government Consultation

As required by 24 CFR, Part 970.7 (14), the application package includes a letter of support from the Honorable Julie Pirnack, Mayor of the City of Longmont, dated December 12, 2006.

Replacement Housing

24 CFR, Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the LHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Approval

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR, Part 970, including requirements related to resident consultation, relocation and opportunity to purchase the property by the resident organization. Based upon our review, and finding that the requirements of 24 CFR, Part 970 and Section 18 of the Act have been met, the disposition of six buildings containing six dwelling units on 1.03 acres of underlying land at Longmont, CO007003, as previously identified and described in the application, at the FMV of \$990,000, or higher, via a public bid, is hereby approved. If the LHA fails to receive any bids at FMV or higher, please inform this office as to the LHA plans. The use of proceeds to acquire, construct and or rehabilitate other properties for the benefit of public housing families and/or families receiving assistance through the Housing Choice Voucher Program is also approved. We determined that the use of proceeds meets the requirements of the statute.

This approval does not imply approval of a request for additional funding, which LHA must make separately under the program that makes available funding for this purpose.

Notwithstanding this approval, the PHA shall not proceed to enter into any long-term ground lease or disposition agreement until all residents have been relocated.

Operating Subsidy

The disposition of these units will affect the LHA's operating subsidy eligibility in a significant way. The LHA was advised to contact the HUD financial analyst in the local Regional Office for additional information on how to apply these criteria to the LHA's particular case.

The Regional Office must insure that the LHA's annual formula characteristics report is updated properly to reflect these changes. Vacant units approved for Section 18 action may not be reoccupied.

Upon completion of disposition, an amendment to the Annual Contributions Contract, prepared by the Regional Office, is required to reflect the decrease in units under the Act resulting from this disposition.

Housing Choice Vouchers

If the LHA is interested in applying for housing choice vouchers for relocation or replacement housing in connection with the units approved for disposition, it will need to submit an application to the Regional Office. The LHA should submit its application in response to HUD's current Notice outlining the application procedures. The issuance of such a Notice will be contingent upon the availability of housing choice voucher funding.

PIC and Monitoring

The PHA must enter the "actual" dates of disposition directly into the Inventory Removals submodule in PIC, for Regional Office approval so that the status of the units in PIC is changed to removed from inventory. For land, the disposition dates and number of acres should also be recorded by the PHA in the Inventory Removals submodule, after this feature is made operational in PIC in an upcoming release. This applies to the disposition of vacant land as well as to land with public housing units. Once this transaction is entered into PIC and a DDA# has been created there, the PHA must enter the "actual" acres and dates of disposition directly into the Inventory Removals submodule, for Regional Office approval, after this feature is made operational in an upcoming PIC release.

It is the Regional Office's responsibility to monitor this activity based on its latest risk assessment. The Regional Field Office must verify that the actual data is being entered by the HA as the actions occur to ensure the Department is not over paying in operating subsidy, and the Capital Fund formula data is correct. Since this action expects to generate net proceeds of \$990,000, it is the Regional Office's responsibility to verify the funds were used as approved, and the HA's records are adequately clear to support this assertion.

Upon completion of disposition, the Regional Office has the responsibility to amend the Annual Contributions Contract and/or to release the parcel from the Declaration of Trust, as applicable, and update PIC to reflect the approved action as appropriate.

Terminating ACC Relationship

This action will remove all ACC units from the HAs inventory, and will terminate that relationship with the Department. In addition to the usual monitoring performed by the field office in support of a Section 18 action, the field staff must also deal with the following issues, and the files adequately documented to demonstrate HA compliance.

Operating Budget

After the transfer of title occurs, the HA may spend no more of its operating funds, other than those gotten as asset repositioning fees. The HA must be instructed to have their accounts audited the next time an audit is performed to verify this, and any remaining funds shall be returned to the department.

Capital Fund

After the transfer of title occurs, no more Capital funds may be expended, other than those needed to close out contract obligations incurred previous to this action. The HA must be instructed to have their accounts audited the next time an audit is performed to verify this, and any remaining funds shall be returned to the department. Replacement Housing Factor Funds will be recaptured as they are issued.

Non-expendable equipment

This must be disposed of in accordance with the guidelines in 24 CFR 85.32(e). The HA must be instructed to gather a master list of non-expendable equipment and have the disposition audited the next time an audit is performed to verify this. Any remaining funds shall be returned to the department.



THE LONGMONT
HOUSING AUTHORITY

August 6, 2007

Please publish the following notice **August 11-13, 2007**

PUBLIC NOTICE

Public Notice is hereby given that Longmont Housing Authority (LHA) will display for inspection and comments by any interested party, a copy of the agency's Annual Plan, beginning **August 23, 2007**. The LHA Annual Plan for Y2008 may be reviewed at Longmont Housing Authority Office at 1228 Main Street, Longmont, Colorado, at the Main Administrative Office of the City of Longmont, or at the Longmont Public Library. The plan addresses LHA objectives to combat the most critical housing needs of lower income families in Longmont, as identified in the City's Housing Market & Needs Study. The Annual Plan is consistent with the City of Longmont Consolidated Plan. All public comments will be considered prior to submission of the Plan to HUD. A public hearing will be held at **9:00 a.m., on Tuesday, October 9, 2007, at 1228 Main Street, Longmont, Colorado.**



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